

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Jefferson Land Association Historic District

and or common N/A

2. Location

street & number Please see continuation sheets.

N/A not for publication

city, town Bristol N/A vicinity of

state Pennsylvania code 042 county Bucks code 017

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership

street & number N/A

city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Bucks County Recorder of Deeds, Bucks County Courthouse

street & number East Court Street

city, town Doylestown state Pennsylvania

6. Representation in Existing Surveys

title Pennsylvania Historic Resources Survey has this property been determined eligible? ___ yes no

date 1986 ___ federal state ___ county ___ local

depository for survey records Pennsylvania Historical and Museum Commission

city, town Harrisburg state Pennsylvania

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The 6.6-acre Jefferson Land Association Historic District is located in the northern portion of the Borough of Bristol in southern Bucks County, Pennsylvania. The district's five blocks of buildings are north of Bristol's principal concentration of factories and mills, separated from this industrial area by the former Delaware Division of the Pennsylvania Canal and Amtrak's Northeast Corridor main line. The district's five blocks contain seventy-six residential buildings and five commercial buildings. All eighty-one buildings in the district contribute to the district's character. Virtually every building in the district has been altered from its original appearance to some degree. The principal alterations include the application of new siding materials to projecting second story bays and rear elevations, and the alteration of original cornice lines. Nevertheless, the overall integrity of the district remains excellent. The cohesive architectural character of the area is readily apparent and a clear sense of time and place is conveyed.

The district's five blocks are essentially identical in appearance. Three of the blocks contain seventeen individual buildings. The remaining two blocks contain eleven and nineteen buildings. The rows are set back from the curb line behind a concrete sidewalk. Each block is two stories in height with a flat roof. The buildings are of brick construction, with red and buff-colored brick used for the rear and side facades and golden-colored Roman brick, creating a more finished and elegant appearance, on the front facades.

A single-story, flat-roofed porch extends across the front facades of all the residential buildings in each block, tying them together into a single composition. The porch roof, which has a simple wooden cornice, is supported by cast stone or concrete Ionic columns. These columns stand on tall, rusticated cast stone bases or plinths that also serve as balusters for simple, wrought iron porch railings. The porch steps of each unit or pair of units, which are located directly in front of the unit entries, are clearly indicated by a rusticated cast stone baluster topped with a ball finial.

The first story fenestration of the individual residences consists of a large window opening fitted with a pair of 1/1 double hung sash and an entry consisting of a door topped by a single-light transom. The sills

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Jefferson Land Association Historic District, Bucks County
DESCRIPTION (continued)

and lintels of the window openings, and the lintels of the doorways, are of cast stone.

The second stories of the residences are tied together by a simple metal cornice that runs continuously across the front facades. The division between each individual building is marked by decorative metal elements, originally topped with small finials, that are carried on corbelled brickwork. In many instances the original cornice has been boxed in with aluminum or vinyl siding.

Each residence has a projecting, three-sided bay on the second story of the front facade. Each face of the bay contains a 1/1 double-hung sash. In virtually every instance these bays, originally clad with sheet metal, have been altered from their original appearance. A variety of new siding materials, including stucco, aluminum, vinyl, and asphalt have replaced the original sheet metal siding.

The rear facades of the individual buildings are characterized by projecting two-story brick ells, many of which are presently clad with aluminum or vinyl siding. The small rear yards of the residences are enclosed by low metal fences.

The five commercial buildings within the district are all located at the ends of residential rows. Three of these commercial buildings (901 Mansion Street, 901 Beaver Dam Road, and 937 Beaver Dam Road) are irregular in plan and resemble "flatiron" buildings. These three buildings, constructed of the same materials and in the same design idiom as the remainder of the district, lack the porches and projecting bays that characterize the district's residences. The appearance of the other two commercial buildings (902 Spring Street and 900 Jefferson Avenue) corresponds closely with that of the district's residences. Only the lack of a porch and the clearly commercial first story fenestration distinguish 902 Spring Street and 900 Jefferson Avenue. The latter building is further distinguished from the district's residential buildings by a large, rectangular second story bay.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1917-1918 Builder/Architect Jefferson Land Association

Statement of Significance (in one paragraph)

The Jefferson Land Association Historic District contains five blocks of virtually identical rowhouses and commercial buildings constructed in 1917 and 1918. The district is architecturally significant as an unusual local response to working class residential requirements. The uniform, cohesive, eleven to nineteen-unit rows that comprise the district are atypical of Bristol's other working class housing, which is characterized by single family residences or duplexes, with few rows containing as many as four or five individual buildings. The historical significance of the district stems from the fact that these rows comprise one of only two large residential developments constructed in Bristol in response to working class housing shortages that arose following the United States' entry into World War I.

The Jefferson Land Association was a speculative real estate venture organized in 1890 by a number of prominent Bristol businessmen, including Joseph R. Grundy, owner of the Grundy Mills, the largest industrial enterprise in Bristol. Shortly after its organization the Association purchased several largely undeveloped tracts of land on the northern edge of the borough and laid out streets and building lots. Many developers during this period bought up onetime farmland with the intention of subdividing it into residential lots. Research in historic maps, land records, newspapers, and other sources suggests that the Jefferson Land Association constituted perhaps the largest real estate venture of this type in Bristol. The Land Association did not build on the lots that comprise the Jefferson Land Association Historic District until 1917-1918, at which time they constructed the present rows of residences and stores.

The Jefferson Land Association left little trace of itself in the historical record and the available evidence fails to provide any explanation for the Association's decision to leave its property undeveloped for more than twenty-five years. The development of the property in 1917-1918 appears, however, to be linked to an increase in the demand for worker housing associated with the mobilization of local industries for wartime production. The Jefferson Land Association buildings and the government-built shipyard worker housing at Harriman, were the only two large residential developments in Bristol constructed

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STATEMENT OF SIGNIFICANCE (continued)**

explicitly in response to this demand. The Jefferson Land Association development is unique in that, unlike Harriman, it was financed and built solely by private investors.

Historical research has failed to reveal whether or not the Jefferson Land Association development was constructed in response to the needs of a single local industry or factory. It is possible, however, given Joseph R. Grundy's involvement in the Jefferson Land Association, that the development provided housing for workers employed at Grundy's nearby worsted mill. A thorough investigation of available historical records, including deeds, tax records, census material, maps, and other documents, has failed to reveal any firm evidence to either prove or disprove this theory.

The architectural treatment of the Jefferson Land Association blocks represents one of several possible responses to the perceived needs of workers during this time period. The buildings represent a middle ground between the stark, uniform brick rows constructed by the Standard Cast Iron Pipe & Foundry Company in the Harriman Historic District and the more generously proportioned and articulated housing erected in Harriman by the United States Shipping Board's Emergency Fleet Corporation. The brick buildings constructed by the Jefferson Land Association utilize the same traditional, economical rowhouse construction techniques found in the Standard Cast Iron Pipe & Foundry Company buildings, but, unlike those rows, are articulated with bay windows and deep, continuous porches. These architectural details provide the buildings with minimal amenities and serve to differentiate the individual residences in a manner similar to the Shipping Board's buildings in Harriman.

The construction of the Jefferson Land Association buildings at one time, by a single developer, stands in sharp contrast to the traditional pattern of working class housing construction in Bristol. Most housing of this sort, with the exception of the government-built project at Harriman, consists of single family residence, duplexes, or small rows of four or five individual buildings. These buildings are generally simple, vernacular style buildings with few, if any, architectural details. The porches, bays, and massing of the Jefferson Land

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STATEMENT OF SIGNIFICANCE (continued)

Association buildings set them apart from other privately financed working class housing in the community.

The Jefferson Land Association Historic District is a unique example of large-scale rowhouse construction in Bristol. The district's buildings display a cohesive, uniform design, and an arrangement in block-long rows, that represents a major departure from Bristol's traditional approach to working class housing. The buildings' architectural amenities mark them as occupying a middle ground between the simple, rather stark, residences that comprise most of Bristol's working class housing and the more generous, fully articulated, buildings constructed by the United States Shipping Board in Harriman. Privately constructed in response to the housing demands that arose as Bristol's factories and mills expanded their operations to a wartime footing, the district's buildings are historically significant as a unique local example of privately financed wartime housing construction. The government-built shipyard worker housing at Harriman was the only other large scale housing development constructed in Bristol during World War I. The buildings that constitute the Jefferson Land Association Historic District are a unique historical and architectural resource in Bristol.

9. Major Bibliographical References

Please see continuation sheets.

10. Geographical Data

Acreeage of nominated property 6.6

Quadrangle name Bristol

Quadrangle scale 1:24,000

UTM References

A

1	8	5	1	2	3	8	0	4	4	3	9	4	0	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Please see continuation sheets.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Patrick W. O'Bannon, Principal Historian

organization John Milner Associates, Inc.

date April 1987

street & number 1133 Arch Street, 8th Floor

telephone (215) 561-7637

city or town Philadelphia,

state Pennsylvania

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title _____ date _____

For NPS use only

I hereby certify that this property is included in the National Register

date _____

Keeper of the National Register

Attest:

date _____

Chief of Registration

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National Park Service

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Jefferson Land Association Historic District, Bucks County
BIBLIOGRAPHICAL REFERENCES (continued)

Bucks County, Pennsylvania

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1905 History of Bucks County Pennsylvania. 3 vols. 2d ed. The
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Green, Doron

1911 A History of Bristol Borough. C. S. Margrath, Camden.

1938 A History of the Old Homes on Radcliffe Street Bristol,
Pennsylvania. Doron Green, Bristol, Pennsylvania.

Noll, E. P. & Co.

1891 Atlas of Bucks County, Pennsylvania. E. P. Noll & Co.,
Philadelphia.

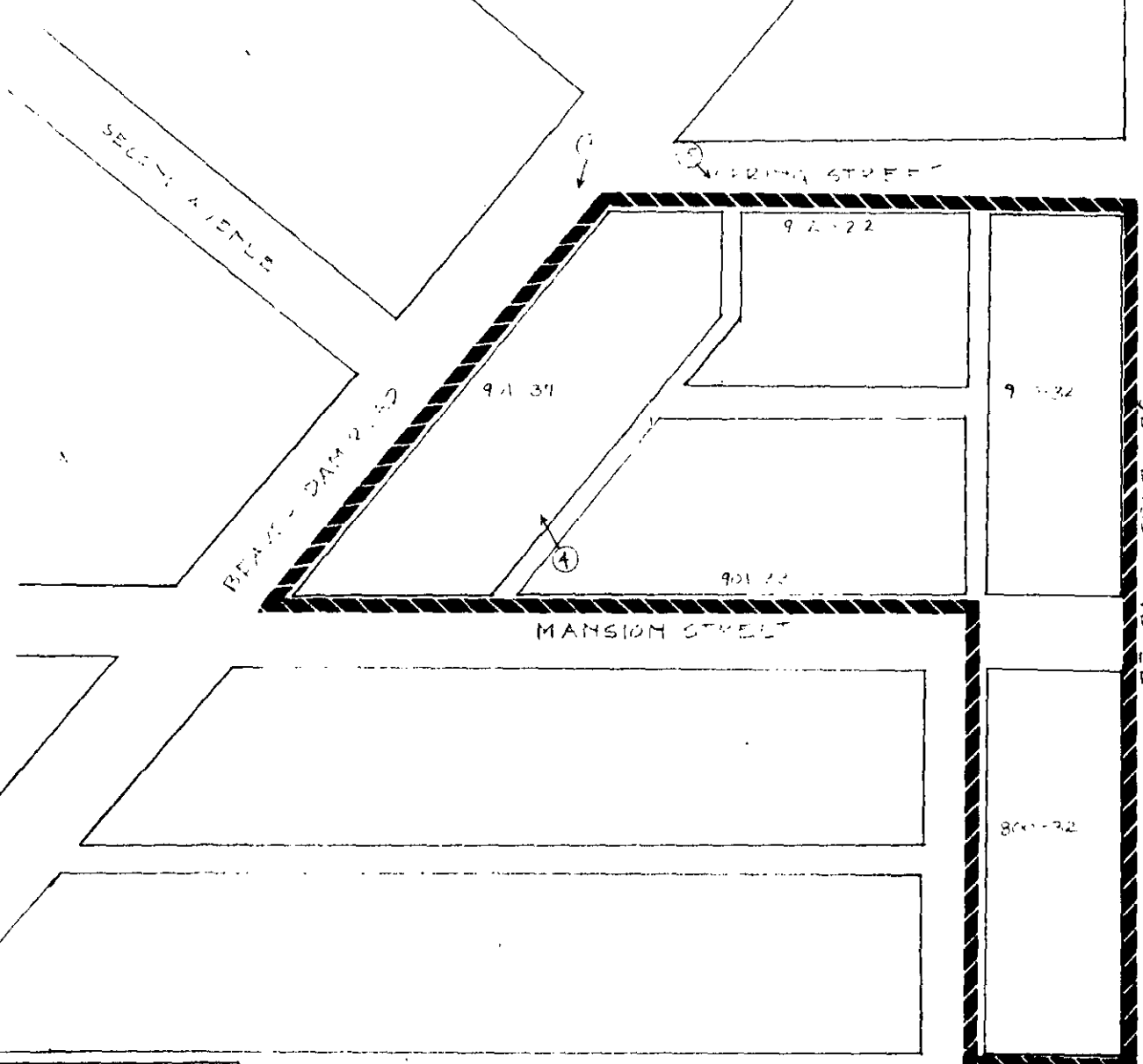
O'Bannon, Patrick W.

1987 "Harriman Historic District." National Register Nomination.

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VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION (continued)

Beginning at a point on the northeast corner of the intersection of Beaver Dam Road and Mansion Street, thence north along the east side of Beaver Dam Road approximately 470 feet to a point on the southeast corner of Beaver Dam Road and Spring Street. Thence northeast along the southeast side of Spring Street approximately 480 feet to a point on the south corner of Spring Street and Jefferson Avenue. Thence southeast along the southwest side of Jefferson Avenue, crossing Mansion Street, approximately 780 feet to a point on the west corner of Jefferson Avenue and Garden Street. Thence southwest along the northwest side of Garden Street approximately 125 feet to a point on the rear (southwest) property line of the properties fronting onto the southwest side of Jefferson Avenue. Thence northwest along the rear (southwest) property lines of the properties fronting onto the southwest side of Jefferson Avenue, and continuing across Mansion Street, approximately 420 feet to a point on the northwest side of Mansion Street. Thence southwest along the northwest side of Mansion Street approximately 660 feet to the starting point.

These boundaries include all portions of the five similarly designed blocks of residences and commercial properties constructed by the Jefferson Land Association in 1917-1918.



JEFFERSON LAND
ASSOCIATION
HISTORIC DISTRICT
BUCKS COUNTY

♂ PHOTO NUMBER
AND DIRECTION

0 50 100 200



SCALE IN FEET

JOHN MILNER ASSOCIATES
1133 arch w. philadelphia, pennsylvania 19107 tel. 215-561-7637

GARDEN STREET

MANSION STREET

JEFFERSON AVENUE

SPRING STREET

SECOND AVENUE

BEARS - DAM ROAD

911-31

912-22

913-32

901-22

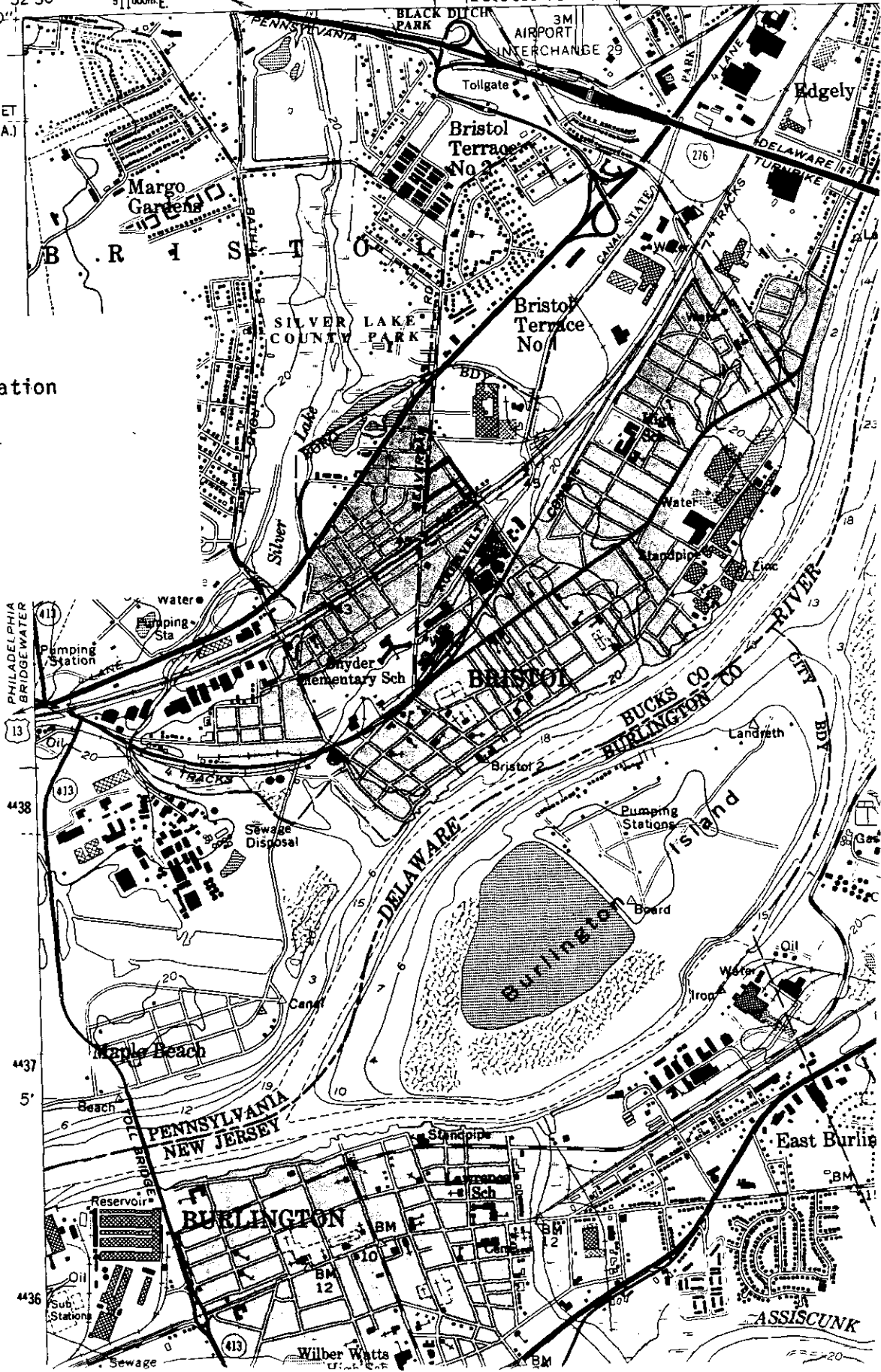
801-32

6029 111 NW
(LANGHORNE)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

74°52'30" 511000m E 0.9 MI. TO INTERCHANGE 28 281000 FEET (PA.) TRENTON 8 MI. 514 50'

300 000 FEET
(PA.)



Jefferson Land Association
Historic District
Bristol Quadrangle
Bucks County
Zone 18

E512380 N4439400